

All contracts of sale must include a disclosure form for lead-based paint. All pre-1978 homes receiving assistance from the City's Affordable Housing Assistance Program must be inspected and meet requirements of title 24 of the code of Federal Regulations, Part 35 Subpart K. Many homes built before 1978 contain lead-based paint which can pose serious health hazards.

LEAD-BASED PAINT

The City of Murfreesboro is committed to the principal of equal opportunity in housing without discrimination based on race, color, religion, sex, handicap, familial status or national origin. Contact the State of Tennessee Human Rights Commission 1-800-669-9777 or the City 890-4660 should you have a concern regarding your rights under the fair housing laws.

FAIR HOUSING

The City partners with local agencies and professionals in promoting this program and offers homebuyer information and education in the required counseling segment of the program.

COUNSELING

Affordable Housing Assistance

Providing assistance to offset the initial costs of homeownership for low-income and very low-income households this program promotes affordable housing in the City of Murfreesboro.

PURPOSE

Funds are subject to availability and approval by the City Council. Subsidy for the program is from the Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and other available funds applicable to the program.

FUNDING

This program is administered in accordance with HUD standards. Policy / Procedures and Guidelines are those applicable to the funding source used for the housing transaction and other applicable City policy. Contact the Community Development Office for additional information.

ADMINISTRATION

615-890-4660-Community Development

City of Murfreesboro
"creating a better quality of life"

Community Development Department

Affordable Housing Assistance Program

General Program Description

A second mortgage (**0% interest**) available to qualified first-time homebuyer applicants whose household income meets the requirements for low or very-low income (based on area median income) as provided by HUD. **Subsidy may be used for up to one-half of the down payment and allowable closing cost.**



Community Development Department
Tel: 615-890-4660
Fax: 615-849-2606

Applicants Minimum Requirements

- First-time homebuyer
- Total household income based on family size is not more than 80% of the area median income
- Purchase single-family dwelling in the city of Murfreesboro within sales price limits established by Tennessee Housing Development Agency (THDA) for its Homeownership Program
- 29 / 41 qualifying ratios on first mortgage loan
- Borrower's *minimum* investment from own cash is one-percent of the sales price (a total of 1/2 of the required downpayment will be needed from borrower's sources).
- Complete homebuyer counseling / education as required by the Program guideline
- Sign a Note and Deed of Trust to the City to ensure repayment and compliance with other terms and conditions required
- Call for an appointment to complete an application for Affordable Housing Assistance with the City

The above guide is provided for reference purposes only and does not constitute operating procedures in their entirety. **Contact the Community Development Office for additional information, 890-4660.**

SUBSIDY LEVELS & TERMS

LOW-INCOME HOUSEHOLD

Subsidy level: Minimum funds necessary for the purchase. **Subsidy of 1/2 downpayment and allowable closing costs.**

Maximum subsidy: \$6,000.00

Borrower cash Investment: minimum 1% of sales (must be own funds)

Loan Term: ten year, zero percent (0%) interest

Due on Sale: 100% due on sale or transfer of property

Repayment: first payment deferred for twelve months from date of closing

**** Household may be eligible for 5-year forgivable loan**

VERY LOW-INCOME HOUSEHOLD

Subsidy level: Minimum funds necessary for the purchase. **Subsidy of 1/2 downpayment and allowable closing costs.**

Maximum subsidy: \$8,000.00

Borrower cash investment: minimum 1% of sales (must be own funds)

Loan term: 5-year forgivable

Repayment: no monthly payment required

**** FIVE (5) YEAR FORGIVABLE LOANS** are offered to all qualifying very low-income homebuyers. Low-income households may be eligible for this loan when the homebuyer is elderly (62 years old), a member of the household is disabled, or the household has children less than 18 yrs of age. A complete application with proof of eligibility is required for all program assistance.

\$ \$ \$

Income Limits for Affordable Housing Assistance (Indicated by Household Size)

1 Person

Very Low	\$21,550
Low	\$34,500

2 Persons

Very Low	\$24,650
Low	\$39,400

3 Persons

Very Low	\$27,700
Low	\$44,350

4 Persons

Very Low	\$30,800
Low	\$49,300

5 Persons

Very Low	\$33,250
Low	\$53,200

6 Persons

Very Low	\$35,750
Low	\$57,150

7 Persons

Very Low	\$38,200
Low	\$61,100

8 Persons

Very Low	\$40,650
Low	\$65,050

**Income limits provided by HUD 2-28-03
(Subject to Change)**